

“Cedar Rapids is a vibrant urban hometown – a beacon for people and businesses invested in building a greater community now and for the next generation.”

NOTICE OF CITY COUNCIL MEETING

The Cedar Rapids City Council will meet in Regular Session on Tuesday, April 26, 2022 at 4:00 PM in the Council Chambers, 3rd Floor, City Hall, 101 First Street SE, Cedar Rapids, Iowa, to discuss and possibly act upon the matters as set forth below in this tentative agenda. (*Please silence mobile devices.*)

A G E N D A

- Invocation
- Pledge of Allegiance
- Proclamations/Presentations
 - ❖ Proclamation – National Preservation Month (Amanda McKnight Grafton of Friends of Cedar Rapids Historic Preservation, Ron Mussman of the Cedar Rapids Historic Preservation Commission and Jason Wright of the History Center)
 - ❖ Presentation – Stump Grinding and Restoration Partnership (Bob Hammond and Hashim Taylor)

PUBLIC HEARINGS

1. A public hearing will be held to consider a change of zone for property east of Earhart Lane SW and north of Walford Road SW from A-AG, Agricultural District, to I-LI, Light Industrial District, as requested by Prairie Commons, LLC and Upside, LLC (David Houg). CIP/DID #RZNE-032736-2022
 - a. First Reading: Ordinance granting a change of zone for property east of Earhart Lane SW and north of Walford Road SW from A-AG, Agricultural District, to I-LI, Light Industrial District, as requested by Prairie Commons, LLC and Upside, LLC.
2. A public hearing will be held to consider a change of zone for property at 8400 6th Street SW from A-AG, Agricultural District, to I-GI, General Industrial District, as requested by Altorfer, Inc. (David Houg). CIP/DID #RZNE-032796-2022
 - a. First Reading: Ordinance granting a change of zone for property at 8400 6th Street SW from A-AG, Agricultural District, to I-GI, General Industrial District, as requested by Altorfer, Inc.

3. A public hearing will be held to consider a change of zone for property at 1510 2nd Street SW from T-R1, Traditional Residential Single Unit District, to T-RF, Traditional Residential Flex District, as requested by Asa Mossman (Mathew Langley). CIP/DID #RZNE-032752-2022
 - a. First Reading: Ordinance granting a change of zone for property at 1510 2nd Street SW from T-R1, Traditional Residential Single Unit District, to T-RF, Traditional Residential Flex District, as requested by Asa Mossman.
4. A public hearing will be held to consider the vacation of snow storage easements at 1710 16th Street SE (Rita Rasmussen). CIP/DID #EASE-032292-2021
 - a. Resolution vacating snow storage easements at 1710 16th Street SE.
5. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the 1200 Continental Place NE Storm Sewer Improvements project (estimated cost is \$120,000) (Rob Davis). CIP/DID #304522-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the 1200 Continental Place NE Storm Sewer Improvements project.
6. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the J Avenue Water Treatment Plant Lime Silo Dust Collector and Roof Improvements project (estimated cost is \$385,000) (Jonathan Mouw). CIP/DID #6250108-02
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the J Avenue Water Treatment Plant Lime Silo Dust Collector and Roof Improvements project.
7. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the ADA Compliance of SE Quadrant Parks project (estimated cost is \$1,710,000) (Jeff Koffron). CIP/DID #PUR0322-255
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the ADA Compliance of SE Quadrant Parks project.
8. A public hearing will be held to consider the proposed plans, specifications, form of contract and estimated cost for the Pickleball Courts at Jones Park project (estimated cost is \$400,000) (Steve Krug). CIP/DID #PUR0322-273
 - a. Resolution adopting plans, specifications, form of contract and estimated cost for the Pickleball Courts at Jones Park project.
9. A public hearing will be held to consider the proposed specifications, form of contract and estimated cost for the Vets Stadium Field Sod Replacement project (estimated cost is \$350,000) (Doug Nelson). CIP/DID #PUR0322-270
 - a. Resolution adopting specifications, form of contract and estimated cost for the Vets Stadium Field Sod Replacement project.

PUBLIC COMMENT

This is an opportunity for the public to address the City Council on any subject pertaining to Council action scheduled for today. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.

MOTION TO APPROVE AGENDA

CONSENT AGENDA

These are routine items, some of which are old business and some of which are new business. They will be approved by one motion without individual discussion unless Council requests that an item be removed for separate consideration.

10. Motion to approve the minutes.
11. Resolution declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified projects. CIP/DID #FIN2022-11
12. Resolution directing the advertisement for sale of \$51,660,000 (subject to adjustment per terms of offering) General Obligation Bonds, Series 2022A, approving electronic bidding procedures and Official Statement. CIP/DID #FIN2021-10
13. Resolution directing the advertisement for sale of \$3,705,000 (subject to adjustment per terms of offering) Taxable General Obligation Bonds, Series 2022B, approving electronic bidding procedures and Official Statement. CIP/DID #FIN2021-10
14. Resolution directing the advertisement for sale of \$4,760,000 (subject to adjustment per terms of offering) Sewer Revenue Bonds, Series 2022C, approving electronic bidding procedures and Official Statement. CIP/DID #FIN2021-10
15. Resolution directing the advertisement for sale of \$8,080,000 (subject to adjustment per terms of offering) Water Revenue Bonds, Series 2022D, approving electronic bidding procedures and Official Statement. CIP/DID #FIN2021-10
16. Resolution of support for an application from Westdale CR Ventures #14, LLC for Workforce Housing Tax Credit funds through the Iowa Economic Development Authority for residential buildings as part of the Westdale Mall redevelopment project. CIP/DID #OB812292
17. Resolution referring to the Linn County Compensation Commission the acquisition of right-of-way and a temporary grading easement for construction from vacant land at the southwest intersection of C Avenue NE and East Main Street, owned by SK Investments, LLC, in connection with the Tower Terrace Road: Phase B PCC Improvements, from C Ave NE to East of Meadowknolls Road project. CIP/DID #301666-00

18. Resolution referring to the Linn County Compensation Commission the acquisition of right-of-way from vacant land at the southwest intersection of C Avenue NE and East Main Street, owned by Butschi Real Estate Co., in connection with the Tower Terrace Road: Phase B PCC Improvements, from C Ave NE to East of Meadowknolls Road project. CIP/DID #301666-00
19. Resolution establishing “No Parking Anytime” on the south side of Kirkwood Parkway SW between the Kirkwood Community College property limits and C Street SW. CIP/DID #PARK-029587-2019
20. Amending Resolution No. 0243-02-22, which authorized three Cedar Rapids Task Force 1 members to attend Swift Water Rescue Training in College Station, TX in March 2022, to reflect the final trip cost of \$10,846.29. CIP/DID #FIR0222-0071
21. Resolution setting a public hearing for May 10, 2022 to consider the vacation and disposition of a 0.62-acre parcel of City-owned right-of-way on Fairway Terrace SE between 27th Street Drive and County Club Parkway as requested by the Cedar Rapids Country Club. CIP/DID #ROWV-032449-2021
22. Resolution setting a public hearing for May 10, 2022 to consider the continuation of the disposition of City-owned property at 1105 Wright Brothers Boulevard SW, and authorizing execution of an Agreement to Purchase Real Estate with Sunny Ridge, LLC. CIP/DID #PRD-032846-2022
23. Motions setting public hearing dates for:
 - a. May 10, 2022 – to consider a change of zone for property at 550 27th Street Drive SE from S-RLL, Suburban Residential Large Lot District, and S-RL1, Suburban Residential Low Single Unit District, to P-IN, Public – Institutional District, as requested by the Cedar Rapids Country Club. CIP/DID #RZNE-032718-2022
 - b. May 10, 2022 – to consider renaming a portion of 8th Avenue SW to Stadium Court SW, beginning at 11th Street SW and continuing easterly approximately 250 feet to Rockford Road SW, as requested by the Public Works Department. CIP/DID #STREET-032501-2021
 - c. May 10, 2022 – to consider the disposition of City-owned properties at 622 and 624 5th Avenue SW. CIP/DID #DISP-0041-2022
 - d. May 10, 2022 – to consider the disposition of City-owned property at 806 5th Avenue SW. CIP/DID #DISP-0042-2022
 - e. May 10, 2022 – to consider the disposition of City-owned property at 515 9th Street NW. CIP/DID #DISP-0043-2022
 - f. May 10, 2022 – to consider a loan and disbursement agreement and the issuance of not to exceed \$13,300,000 Sewer Revenue Capital Loan Notes. CIP/DID #FIN2020-24
24. Motion setting public hearing date and directing publication thereof, filing plans and/or specifications, form of contract and estimated cost, advertising for bids by posting notice to bidders as required by law, and authorizing City officials or designees to receive and open bids and publicly announce the results for:
 - a. May 10, 2022 – Vets Stadium Annex Building project (estimated cost is \$2,300,000). CIP/DID #PUR0422-284

25. Motion assessing civil penalties for violation of State Code regarding the sale of alcohol to minors against:
- a. Casey's General Store #2771, 501 6th Street SW (first offense – \$500). CIP/DID #LIQR004770-05-2020
 - b. Cedar Rapids BP, 2330 Wiley Boulevard SW (first offense – \$500). CIP/DID #LIQR001392-02-2020
26. Motion approving the beer/liquor/wine applications of: CIP/DID #OB1145716
- a. Alliant Energy PowerHouse, 370 1st Avenue NE.
 - b. Biaggi's Ristorante Italiano, 320 Collins Road NE.
 - c. The Blind Pig, 3325 Center Point Road NE.
 - d. Cancun Mexican Grill & Bar, 365 33rd Avenue SW.
 - e. Cedar Rapids BP, 2330 Wiley Boulevard SW.
 - f. Cedar Rapids Moose Lodge #304, 1820 West Post Road SW.
 - g. El Paraiso Bar & Grill, 2730 Edgewood Road SW.
 - h. Family Dollar #32303, 1531 32nd Street NE.
 - i. Green Gable Inn, 1227 J Avenue NE.
 - j. Green Gable Inn, 1227 J Avenue NE (adding permanent outdoor service area).
 - k. Hacienda Las Glorias II, 4317 Center Point Road NE (adding permanent outdoor service area).
 - l. Matthew 25, 201 3rd Avenue SW (6-month seasonal license for Urban Market).
 - m. Need Pizzeria, 207 2nd Avenue SE.
 - n. Papa Juan's, 5505 Center Point Road NE.
 - o. The Rewind, 1010 2nd Avenue SW.
 - p. Smokin' Joe's Tobacco & Liquor Outlet #13, 2315 Mount Vernon Road SE.
 - q. Smokin' Joe's Tobacco & Liquor Outlet #7, 904 1st Avenue NW.
 - r. Tobacco Outlet Plus #520, 124 Collins Road NE.
 - s. Wild Hog Saloon & Eatery, Walford (three 5-day permits for events at Metro Harley-Davidson, 2415 Westdale Drive SW).
27. Resolutions approving:
- a. Payment of bills. CIP/DID #FIN2022-01
 - b. Payroll. CIP/DID #FIN2022-02
 - c. Transfer of funds. CIP/DID #FIN2022-03
28. Resolutions approving the special event applications for:
- a. Cedar Rapids Downtown Farmers Market (includes road closures) on May 28; June 4 and 18; July 2 and 16; August 6 and 20; and September 17, 2022. CIP/DID #SPEC-003031-2022
 - b. Cultivate Hope Corner Store Grand Opening (includes road closures) on April 27, 2022. CIP/DID #SPEC-003023-2022
29. Resolutions approving assessment actions:
- a. Intent to assess – Solid Waste and Recycling – cleanup costs – five properties. CIP/DID #SWM-007-22
 - b. Levy assessment – Solid Waste and Recycling – cleanup costs – 20 properties. CIP/DID #SWM-005-22
 - c. Levy assessment – Solid Waste and Recycling – delinquent snow removal charges – 42 properties. CIP/DID #FIN2022-10
 - d. Intent to assess – Water Division – delinquent municipal utility bills – 25 properties. CIP/DID #WTR042622-01

- e. Levy assessment – Water Division – delinquent municipal utility bills – 14 properties. CIP/DID #WTR032222-01
30. Resolutions accepting subdivision improvements and approving Maintenance Bonds:
- a. PCC pavement at Kwik Star #1146, 4201 16th Avenue SW, and 4-year Maintenance Bond submitted by Central States Concrete, LLC in the amount of \$156,930.97. CIP/DID #ASDP-031220-2020
 - b. Sanitary sewer in Prairie Landing First Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$180,409. CIP/DID #FLPT-031115-2020
 - c. Storm sewer in Prairie Landing First Addition and 4-year Maintenance Bond submitted by Rathje Construction Co. in the amount of \$365,941. CIP/DID #FLPT-031115-2020
31. Resolutions accepting projects, approving Performance Bonds and authorizing final payments:
- a. Repair of Water Service Lines FY21 project, Change Order No. 3 in the amount of \$37,164.87, final payment in the amount of \$34,208.91 and 2-year Maintenance Bond submitted by B.G. Brecke, Inc. (original contract amount was \$507,139; final contract amount is \$761,393.87). CIP/DID #521108-21
32. Resolutions approving actions regarding purchases, contracts and agreements:
- a. Contract with HCA Asset Management for appraisal report services for the property insurance program for the Risk Services Division in the amount of \$60,000. CIP/DID #PUR0222-210
 - b. Amendment No. 13 to the contract with HBK Engineering, LLC for engineering design services for ADA compliance at Group 2 facilities to add services for an amount not to exceed \$5,872 (original contract amount was \$79,500; total contract amount with this amendment is \$404,216.65). CIP/DID #PUR0317-205
 - c. Water Pollution Control Facility purchase of impingement trays and mist eliminator mesh for the incinerator scrubber from Envirocare International in the amount of \$72,850. CIP/DID #WPC042622-01
 - d. Water Pollution Control Facility purchase of emergency work on two failed underground lines from Roto Rooter in the amount of \$124,570.27. CIP/DID #WPC042622-02
 - e. Amendment No. 1 to the Professional Services Agreement with Foth Infrastructure and Environment, LLC specifying an increased amount not to exceed \$18,131 for engineering design services in connection with the Cottage Grove Avenue SE Improvements from Forest Drive to 34th Street project (original contract amount was \$105,959; total contract amount with this amendment is \$124,090). **(Paving for Progress)** CIP/DID #3012286-03
 - f. Professional Services Agreement with Snyder & Associates, Inc. for an amount not to exceed \$198,200 for design services in connection with the Mount Vernon Road SE from 14th Street to 20th Street Final Design project. **(Paving for Progress)** CIP/DID #3012149-04
 - g. Amendment No. 2 to the Agreement for Preliminary Engineering Services with Union Pacific Railroad Company specifying an increased amount not to exceed \$20,000 in connection with the Cedar River Flood Control System as part of the floodgate construction at the Union Pacific rail crossing south of the Cargill corn facility (original contract amount was \$55,000; total contract amount with this amendment is \$100,000). CIP/DID #3317400-01

- h. Amending the Preconstruction Agreement for Primary Road Project with the Iowa Department of Transportation, increasing the amount by \$17,993 to reflect the final cost for the Grading on Highway 100 from North of E Avenue Interchange Northerly to Covington Road (County Road W36) including Bridges over Silver Creek project (original contract amount was \$369,000; final contract amount is \$386,993). CIP/DID #301207-00
- i. Total Acquisition Purchase Agreement in the amount of \$26,100 and accepting a Quit Claim Deed from Scottsman Properties V, LLC for land at 1844 8th Street NW in connection with the West Side Flood Control System project. CIP/DID #3311200-00
- j. Purchase Agreement in the amount of \$1 with Scannell Properties #528, LLC and accepting a Temporary Construction Easement for land at the intersection of 6th Street SW and Commerce Park Drive SW in connection with the 6th Street SW from Capital Drive to 800' Commerce Park Drive project. CIP/DID #301875-00
- k. Purchase Agreement in the amount of \$400 and accepting a Temporary Construction Easement from Naomi's Kitchen, LLC and New Bo Synergy, LLC for land at 1113 6th Street SE in connection with the 11th Avenue SE and 5th Street SE Roadway and Utility Improvements project. CIP/DID #6550051-00
- l. Purchase Agreement in the amount of \$100 and accepting a Temporary Construction Easement from Naomi's Kitchen, LLC and New Bo Synergy, LLC for land at 1113 6th Street SE in connection with the 11th Avenue SE and 5th Street SE Roadway and Utility Improvements project. CIP/DID #6550051-00
- m. Agreement for Temporary Construction Easement in the amount of \$170 with David and Kerry Asher for land at 1637 32nd Street NE in connection with the 32nd Street NE from Carlisle Street through Oakland Road Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012096-00
- n. Agreement for Temporary Construction Easement in the amount of \$165 with TT Enterprises, LC for land at 1631 32nd Street NE in connection with the 32nd Street NE from Carlisle Street through Oakland Road Pavement Reconstruction project. **(Paving for Progress)** CIP/DID #3012096-00
- o. Agreement for Temporary Construction Easement in the amount of \$950 with L B J Enterprises, Inc. for land at 642 66th Avenue SW in connection with the 66th Avenue SW from Locust Street to 6th Street Pavement and Drainage Improvements project. **(Paving for Progress)** CIP/DID #3012129-00
- p. Agreement for Temporary Construction Easement in the amount of \$225 with the Dennis R Runyan Revocable Trust for land at 707 66th Avenue SW in connection with the 66th Avenue SW from Locust Street to 6th Street Pavement and Drainage Improvements project. **(Paving for Progress)** CIP/DID #3012129-00
- q. Purchase Agreement in the amount of \$765 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from Charter Rental Homes, LLC for land at 899 Center Point Road NE in connection with the Center Point Road NE from Lincoln Avenue to J Avenue Reconstruction and One-Way to Two-Way Conversion project. **(Paving for Progress)** CIP/DID #3012094-00
- r. Purchase Agreement in the amount of \$790 and accepting a Warranty Deed for right-of-way and a Temporary Grading Easement for Construction from C & S Properties of Linn County, LLC for land at 905 Center Point Road NE in connection with the Center Point Road NE from Lincoln Avenue to J Avenue Reconstruction and One-Way to Two-Way Conversion project. **(Paving for Progress)** CIP/DID #3012094-00
- s. Agreements for Temporary Construction Easement with multiple owners in connection with the Center Point Rd NE from Lincoln Avenue to J Avenue Reconstruction and One-Way to Two-Way Conversion project. **(Paving for Progress)** CIP/DID #3012094-00

- t. Agreement for Temporary Construction Easement in the amount of \$905 with Dakota Red Corporation for land at 617 Ingleside Drive SW in connection with the Ingleside Drive SW Rehabilitation project. **(Paving for Progress)** CIP/DID #3012344-00
- u. Tenant Purchase Agreement in the amount of \$50 with Daniel Gerber for vacant land at the southwest intersection of C Avenue NE and East Main Street, owned by SK Investments, LLC, in connection with the Tower Terrace Road: Phase B PCC Improvements, from C Ave NE to East of Meadowknolls Road project. CIP/DID #301666-00
- v. Tenant Purchase Agreement in the amount of \$50 with Daniel Gerber for vacant land at the southwest intersection of C Avenue NE and East Main Street, owned by Butschi Real Estate Co., in connection with the Tower Terrace Road: Phase B PCC Improvements, from C Ave NE to East of Meadowknolls Road project. CIP/DID #301666-00
- w. Encroachment Agreement to construct a deck on a public detention easement at 404 Stoney Creek Road NW as requested by Martin and Janice Langel. CIP/DID #ENCR-002909-2022
- x. Encroachment Agreement to reconstruct a retaining wall on a public utility easement from 1001 to 1055 74th Street NE as requested by the Oakmont Villas Owner's Association. CIP/DID #ENCR-001810-2022

REGULAR AGENDA

- 33. Report on bids for the New Jones Park Restroom Facility project (estimated cost is \$275,000) (Steve Krug). CIP/DID #PUR0322-241
- 34. Report on bids for the Parks Roof Replacements project (estimated cost is \$1,700,000) (Jeff Koffron). **(Derecho)** CIP/DID #PUR0222-230
- 35. Report on bids for the Infrastructure Removal from Penn Avenue to B Avenue NW project (estimated cost is \$740,000) (Rob Davis). CIP/DID #3311510-11
 - a. Resolution awarding and approving contract in the amount of \$451,874.51, bond and insurance of Pirc-Tobin Construction, Inc. for the Infrastructure Removal from Penn Avenue to B Avenue NW project.
- 36. Presentation and resolution adopting the Visual Arts Commission's Public Art Plan (Stephanie Schrader). CIP/DID #OB625453
- 37. Presentation and resolution authorizing City financial incentives under the Commercial Reinvestment – Economic Development Program for the redevelopment of property at 3511 18th Avenue SW as proposed by Eleven LLC (Caleb Mason). CIP/DID #URTE-0050-2022
- 38. Presentation and resolution authorizing City financial incentives under the Local Match – Economic Development Program and supporting an application for Workforce Housing Tax Credits for the redevelopment of property at 1425 60th Street NE as proposed by PBI-Sbiz, LLC (Caleb Mason). CIP/DID #URTE-0051-2022

39. Presentation and resolution approving a project term sheet with LTRI, LLC for the redevelopment of property at 1218-1310 3rd Street SE and supporting an application for Workforce Housing Tax Credits (Caleb Mason). CIP/DID #DISP-0024-2019
40. Presentation and resolution accepting a proposal from Gutschmidt Properties for the disposition of City-owned property at 107 and 111 10th Street NW and authorizing the negotiation of a Development Agreement (Jeff Wozencraft). CIP/DID #DISP-0039-2021
41. Presentation and resolution accepting a proposal from John Khairallah for the disposition of City-owned property at 630 1st Avenue NW and authorizing the negotiation of a Development Agreement (Jeff Wozencraft). CIP/DID #DISP-0039-2021

ORDINANCES

Second and possible Third Readings

42. Ordinance granting a change of zone for property at 1860 Edgewood Drive NW from S-RLL, Suburban Residential Large Lot District, and A-AG, Agricultural District, to S-RMF, Suburban Residential Medium Flex District, as requested by Wyllys Mann. CIP/DID #RZNE-032701-2022
43. Ordinance vacating a 0.04-acre parcel of City-owned right-of-way east of Shaver Road NE adjacent to the Cedar River Trail in connection with the Cedar River Flood Risk Management Project – Reach 1 Shaver Road NE Improvements at McCloud Run project. CIP/DID #3314200-00
 - a. Resolution authorizing the disposition of a 0.04-acre parcel of City-owned right-of-way east of Shaver Road NE adjacent to the Cedar River Trail in connection with the Cedar River Flood Risk Management Project – Reach 1 Shaver Road NE Improvements at McCloud Run project.

PUBLIC INPUT

This is an opportunity for the public to address the City Council on any subject pertaining to Council business. If you wish to speak, place your name on the sign-up sheet on the table outside the Council Chambers and approach the microphone when called upon.

CITY MANAGER COMMUNICATIONS AND DISCUSSIONS

Anyone who requires an auxiliary aid or service for effective communication or a modification of policies or procedures to participate in a City Council public meeting or event should contact the City Clerk's Office at 319-286-5060 or cityclerk@cedar-rapids.org as soon as possible but no later than 48 hours before the event.

Agendas and minutes for Cedar Rapids City Council meetings can be viewed at www.cedar-rapids.org.